048.0	0006	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	894,600 / 894,600
					USE VALUE:	894,600 / 894,600
					ASSESSED:	894,600 / 894,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56	-58	MAYNARD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HULL PAULA L
Owner 2:	
Owner 3:	
Street 1:	8228 SAWTOOTH LANE
Street 2:	
Twn/City:	LONGMONT
St/Prov:	CO Cntry: Own Occ: N
Postal:	80503 Type:

PREVIOUS OWNER

Owner 1:	HULL BRUCE R & PAULA L -
Owner 2:	-
Street 1:	8228 SAWTOOTH LANE
Twn/City:	LONGMONT
St/Prov:	CO Cntry:
Postal:	80503

NARRATIVE DESCRIPTION

This parcel contains 5,516 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2168 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5516.000	421,600	4,600	468,400	894,600
Total Card	0.127	421,600	4,600	468,400	894,600
Total Parcel	0.127	421,600	4,600	468,400	894,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 412.64 | /Parcel: 412.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	34457
GIS Ref	
GIS Ref	
Insp Date	11/10/18

!4105!

PREVIOUS ASSESSMENT

Parcel ID: 048.0-0006-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	421,700	4600	5,516.	468,400	894,700	894,700	Year End Roll	12/18/2019
2019	104	FV	328,300	4600	5,516.	497,700	830,600	830,600	Year End Roll	1/3/2019
2018	104	FV	328,300	4600	5,516.	363,000	695,900	695,900	Year End Roll	12/20/2017
2017	104	FV	307,900	4600	5,516.	316,200	628,700	628,700	Year End Roll	1/3/2017
2016	104	FV	307,900	4600	5,516.	269,300	581,800	581,800	Year End	1/4/2016
2015	104	FV	274,200	4600	5,516.	263,500	542,300	542,300	Year End Roll	12/11/2014
2014	104	FV	274,200	4600	5,516.	216,600	495,400	495,400	Year End Roll	12/16/2013
2013	104	FV	285,400	4600	5,516.	206,100	496,100	496,100		12/13/2012

PRINT

Date	Time
12/10/20	19:10:57

LAST REV

Date	Time
04/09/19	15:38:03
apro	
4105	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HULL PAULA	31019-186		1/3/2000	Family		No	No	4	
	15541-562		4/1/1984		145,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/18/2010	2309	New Wind	6,900					
8/4/2008	878	Wood Dec	6,800	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
1/23/2009	Meas/Inspect	336	PATRIOT
4/15/2000	Missed Appt.	264	PATRIOT
3/8/2000	Measured	197	PATRIOT
8/26/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	34457
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5516		Sq. Ft.	Site		0	80.	1.06	1									468,383						468,400	

Total AC/HA: 0.12663 | Total SF/SM: 5516 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 468,383 | Spl Credit | Total: 468,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.13431728
Const Adj.:	0.98980200
Adj $ / SQ:	190.867
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	610971
Depreciation:	189401
Depreciated Total:	421570

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

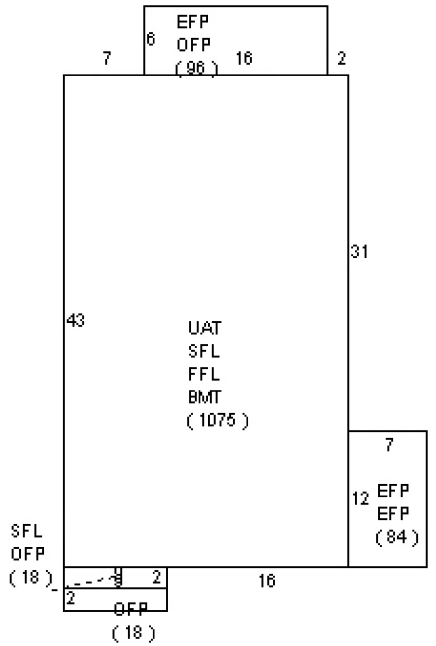
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	190.87
Special Features:	0	Val/Su Net:	107.88
Final Total:	421600	Val/Su SzAd	194.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,093	190.870	208,618
BMT	Basement	1,075	57.260	61,555
FFL	First Floor	1,075	190.870	205,182
UAT	Upper Attic	269	76.350	20,518
EFP	Enclos Porch	264	37.150	9,809
OFP	Open Porch	132	28.700	3,789

Net Sketched Area:	3,908	Total:	509,471
Size Ad	2168	Gross Are	4714	FinArea	2168
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 048.0-0006-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1924	22.31	T	40	104			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600